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OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

10 good reasons to choose DMA

* *Open 7 days a week.*
* *Filey's longest established family run independent estate agency.*
* *Prompt efficient friendly service.*
* *360° virtual tours and floor plans.*
* *Free advertising: no sale - no charge.*
* *Free no obligation market valuation.*
* *Free accompanied viewing.*
* *Dedicated sales progression.*
* *Prominent town centre location.*
* *Modern walk-round self selection display.*

RESIDENTIAL SALES

DMA ESTATE AGENTS

COMMERCIAL SALES

Ombudsman www.oea.co.uk

Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

OFT Approved code

NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

FLAT 2, 57 WEST AVENUE, FILEY YO14 9AX

Leasehold £106,800

FEATURES

* **Ideal for first time buyers.**
* Two bedroom first floor apartment.
* Suitable for holiday lets and rentals.
* Located right in the centre of Filey.
* Gas central heating to radiators.
* Double glazing in timber frames.
* Modern kitchen.
* **Sold with no onward chain.**
* **EPC Rating: C.**
* Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall
Stairs to:
FIRST FLOOR: Own Door to Kitchen. Lounge. Two Bedrooms. Bathroom.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Front Door to **COMMUNAL ENTRANCE HALL**

Stairs to:

FIRST FLOOR:

Own Door to :

LOUNGE **3.68m x 3.27m** (12'1" x 10'9")

Electric fire in surround. Radiator. Double glazed window in timber frame.

KITCHEN **3.73m x 1.67m** (12'3" x 5'6")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall units. Electric cooker point. Plumbing for automatic washing machine. Gas combination boiler. Radiator.

/ continued over

BEDROOM ONE **5.08m in bay x 3.32m max**
(16'8" in bay x 10'11" max)

Radiator. Double glazed bay window in timber frame.

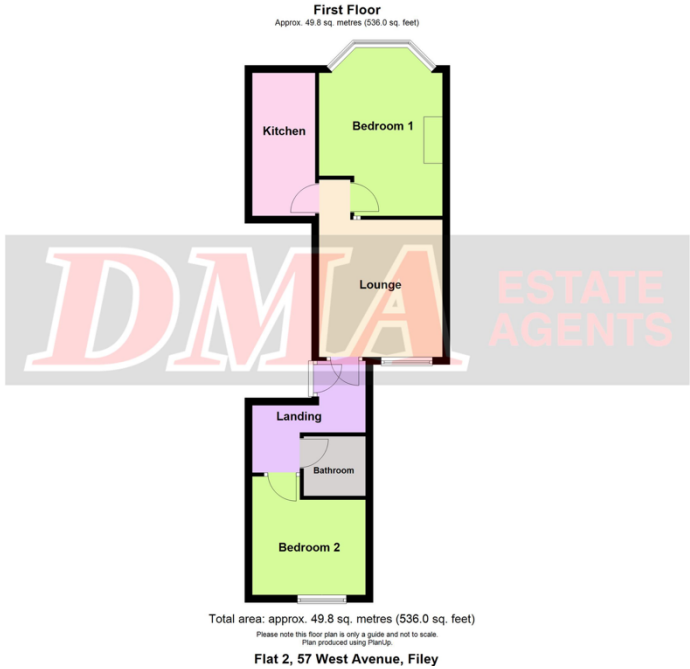
BATHROOM

Bath with electric shower over and screen. Handbasin and wc. Radiator. Double glazed window in timber frame.

BEDROOM TWO **3.04m x 2.84m** (10'0" x 9'4")

Radiator. Double glazed window in timber frame.

Floor Plan:



TENURE:

Leasehold	999 years from 1998.
Maintenance:	£50 pcm.

Council Tax Band **A.**

DIRECTIONS:

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents